

**DISTRICT VI ADVISORY BOARD**  
**Minutes**

**Monday**  
**May 7, 2001**  
**7:00 p.m.**

**Evergreen Recreation Center**  
**2700 N. Woodland**

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**Members Present**

Gregory Chinn  
Doratheia Sloan  
Bob Schreck  
John Van Walleghen  
Tony Rangel  
Linda Matney  
Wendell Turner  
Bickley Foster

**Members Absent**

Clarence Wiley  
Veronica Casados

**Guests**

listed at end

**Council Member Fearey** called the meeting to order at 7:05p.m. Welcoming guests and asked DAB members to introduce him or herself. All present were then asked to introduce themselves.

After introductions were complete, **Council Member Cole** asked for approval of the April 2<sup>nd</sup> and 18th, 2001 minutes. The minutes were approved as submitted. (**Schreck/Turner 7-0**)

**Council Member Fearey** then asked to approve modifies or amends to the agenda presented. The agenda was approved as submitted. (**Foster/Sloan 7-0**)

**PUBLIC AGENDA**

The Public Agenda contains requests from members of the public who desire to present matters to the Board. All items will be allowed five (5) minutes of presentation time to clarify the issue, provide background information, and identify the requested action. Printed materials are encouraged.

*No items have been submitted*

**Member Rangel** arrived at 7:12 p.m.

**PLANNING**

- 1) **ZON2001-00015-** The *District VI Advisory Board (DAB)* considered a request for a: Zone Change from "B" Multi-family Residential to "GO" General Office to expand the television studios of KPTS. North of 21<sup>st</sup> Street North between Waco and Fairview.  
The DAB Members were provided the public notice and MAPD staff comments for review.

*Dave McClintock, KPTS representative*, stated that: 1) Planning notices have already been removed from their studio site; 2) Setback to the existing building off of 21<sup>st</sup> Street; 3)

Residents living in the homes where the zone change will take place already have contracts for the purchase of their home and 4) Some homes may be moved to vacant lots in the same neighborhood. *Mr. McClintock* explained that KPTS wants their renovation to be an improvement to the area and for the community.

The DAB Members expressed the following concerns: 1) Were signs posted to announce the zone change; 2) are the houses to be torn down or moved; 3) would there be one access off of 21<sup>st</sup> Street and 4) are residents living in the homes now?

Action taken: **The DAB members voted 8-0 to recommend Approval of the *Zone Change* request. (Schreck/Matney)**

- 2) **ZON2001-00027**- The *District VI Advisory Board (DAB)* considered a request for a: Zone Change from “SF-6” Single-Family Residential to “LC” Limited Commercial. On the northwest corner of Central and Elder (5318 W. Central)

The DAB Members were provided the public notice and MAPD staff comments for review.

The agent, *Russ Avey*, representative of Baughman Company, for Lucille and Herbert Lewis (applicants), stated that the applicant: 1) Has no intended use yet for the site; 2) re-evaluated area and land use; 3) knows varying commercial in the area and 4) Neighborhood Retail has a history. *Mr. Avey* explained that LC is more suited to their needs but if NR is approved they will work with it.

The DAB Members expressed the following concerns: 1) Lots of traffic at this area; 2) what was the reason for use or change of code; 3) would there be one access off of Central Street and 4) are “NR” zones created anywhere else in the City?

Action taken: **The DAB members voted 8-0 to recommend Disapproval of the “LC” *Limited Commercial* and Approval of “NR” *Neighborhood Retail* request. The basis for recommendation is due to extent of listing uses which would be prohibited under protective overlay method if “LC” were approved. (Foster/Matney)**

- 3) **CON2001-00025**: The *District VI Advisory Board (DAB)* considered a request for a: Conditional Use to appeal administrative denial of 110-foot high communication tower on property zoned “GI” General Industrial. North of 25<sup>th</sup> Street North and East of Broadway (2700 N. Broadway)

The DAB Members were provided the public notice and MAPD staff comments for review.

*Scott Knebel*, Planning Staff stated that the applicant: 1) is requesting a new tower in order to further enhance microwave communication needs; 2) requests the CUP to allow proper path reliability and to clear any existing path obstructions; 3) Has not demonstrated to satisfaction of the approving authority that there is no other opportunity to modify or rebuild an existing structure in the area; and 4) the proposed 110 foot high self-support lattice tower does not minimize the silhouette presented by the new support structure and antenna arrays.

The DAB Members expressed the following concerns: 1) Exact criteria for use of tower; 2) Monopoles have some ability to sway and twist; 3) lattice towers are preferable for microwave communications; 4) why is staff denying this tower in an industrial area, too many towers in residence and 5) what is the applicant's back-up plan?

Action taken: **The DAB members voted 7-1 to recommend Approval of *Conditional Use* to appeal administrative denial of 110-foot high communication tower on property zoned "GI" General Industrial request. **Approval is to comply with MAPD Unified Zoning Code conditions.** (Foster/Sloan-Rangel)**

### **BOARD AGENDA**

#### **4) Public Works Presentation on Waco from 19<sup>th</sup> to 21<sup>st</sup> Streets**

*Doug Dagg, Public Works Staff* presented a solution to the numerous complaints received over the past few months about the brick pavement on Waco from 19<sup>th</sup> to 21<sup>st</sup> Streets. Door hangers were provided to notify adjacent properties of the DAB meeting. *Mr. Dagg* stated that the old bricks in this area were causing numerous complaints from residents. The street is not scheduled for major repair until the year 2009. There have been past repairs to some parts of these streets and there is no longer brick in those spots causing high and low areas. This causes a really rough ride for travelers.

Public Works is looking to put ½ inch of nova chip overlay to cover the streets. This is a new product that has been used in other areas of the city and is wearing well. The coverage looks like a new street and is cost effective. The schedule to do the repairs is this summer.

**Member Turner** asked if this could be used on 21<sup>st</sup> street between Broadway and Arkansas to repair all the potholes?

*Mr. Dagg* explained that 21<sup>st</sup> street from Broadway to Rosenthal will get mill and hot mix overlay also this summer. This will be maintenance due to the potholes as major repairs are not due till 2006.

Mr. Derek Sorrell, 2111 Waco, is happy to hear the street will be repaired. The street traffic causes his house to shake and has caused some damage.

Action taken: Receive, File and Commend staff for coming up with these repairs for these streets. **(Turner/VanWalleghen 8-0)**

#### **5) Day Reporting Center ruling from BZA Board**

**Member Foster** highlighted the steps that have taken place since the *Day Reporting Center* (DRC) was first reported coming to the City of Wichita. The Board of Zoning Appeals (BZA) will rehear the case in June. **Mr. Foster** commended all the people who have worked hard to get this stopped from going into the Twin Lakes shopping center. There were over 1500 signatures collected. City Council will look at the Licensing and zoning regulations on May 8<sup>th</sup>. Also, the bracelets and global position for monitoring inmates has not been tested yet, this leaves neighbors very concerned.

**Council Member Fearey** stated that there is a time crunch to continue negotiations on a temporary site. There are many issues that have to be reviewed before any decisions can be made. Depending on who takes ownership of the facility whether it is City or State poses many regulations that need to be considered. DRC took on a life of its own and the citizens came together to oppose it coming to not only their neighborhood but to the city as a whole. **Fearey** thanked all who have worked on this project.

Action taken: Receive and File

6) **Problem Properties**

- 23<sup>rd</sup> and Wellington Place on SE corner/ can't see the stop sign.
- 23rd and Wellington Place Halfway House. What has happened with it? Executive director was let go and phone # disconnected.
- Ramp going down south on by-pass getting off at Central/ huge mound of dirt and can't see around it. It's located in ROW.
- 2633 Fairview dumping oil in alley
- Benjamin Hills and Sherwood Glen Neighborhood Associations say Thank You for the clean-ups.
- 13<sup>th</sup> and Market Abandoned railway, tires being dumped
- Pizza Hut near Seneca and Douglas dumped tires.

Action taken: Receive and follow up with appropriate departments.

7) **Updates on Previous Issues in Italics**

- Appeal of the car lot at West and Zoo. Applicant appealed, City Council denied Fearey abstained from vote.
- Proposed minimum housing standards code changes. Approved
- Existing buildings rehab and change of use code. Approved
- Schell Park. Irrigation installed and field ready for play next year.
- Riverside Park. Schematic design approved by Arts Council. Next step approve costs and then on to Park Use Task Force.
- Soccer Field at 32<sup>nd</sup> and Ohio. Hauling dirt into two fields. Field will not be ready until fall of 2002. Applied for grant.
- 66-inch water line. Council Member Fearey spoke with Water Department about notifying residents by letter if yellow flags go up in neighborhood area.

**Member Rangel** stated that the Water Department would be at the Riverside meeting on May 8<sup>th</sup> to discuss the 66-inch water line.

**Council Member Fearey** stated to contact the neighborhood assistant with inquiries of going-ons in the neighborhood.

**Member Foster** asked what happened with the Bowling Alley, what's going on?

**Member Turner** asked what is happening with Community Police Officers, is it going away?

**Member Matney** stated that Police Chief Williams would be at La Placita Park's meeting in June.

### **ANNOUNCEMENTS**

- A) May 7<sup>th</sup> DAB meeting only this month.
- B) Monday, June 4<sup>th</sup> meeting: New District Advisory Board members will be sworn in. Council Member Fearey is asking that current DAB Members be present that evening to review District VI issues and what priorities should be looked at.

With no further business to discuss, the meeting adjourned at 9:17 p.m. (**Schreck/Turner 8-0**)

Respectfully Submitted,

Terri Dozal,  
District VI Neighborhood Assistant

### **GUESTS**

Dave McClintock, KPTS  
Derek Sorell  
Merle and Bonnie Hollis  
Jerry Prichard  
Russ Avey  
K. Zhoemer  
Leslie Hicks

320 W. 21<sup>st</sup> street, 67203  
2111 N. Waco, 67203-2433  
2307 N. McLean Blvd. 67204-5336  
1607 N. Clarence, 67203-1523  
315 Ellis, 67211  
2300 N. Broadway, 67204  
2230 Cardinal Drive